

# Home Building Boom On Now, Says Curran

## Manhattan Borough President Cites Figures Showing Big Increase in Operations Over a Year Ago

# Urges Loans to Aid It

## Financing of Little Homes Here Is Highest Public Service, He Asserts

A boom in home building under the impetus of the new tax exemption ordinance is indicated in figures compiled by the different bureaus of buildings in the five boroughs for the two weeks succeeding February 25, the date of the adoption of the ordinance. Henry H. Curran, Borough President of Manhattan, sponsor for the ordinance, who made the figures public, said there was an increase of over 61 per cent in building plans filed this year, as compared with the same period in 1920.

In giving out the compilations Borough President Curran declared they indicated only the beginning of a large increase in home building all over the city as a result of the tax exemption ordinance. The Borough President made an appeal for funds to help those who would take advantage of the ordinance and build a home. He asserted that an one with money to loan could perform no higher public service at this time than by giving prompt and generous heed to the crying necessity for more homes.

"I have been at some pains to gather data from the five Building bureaus in the greater city," said Borough President Curran, "because I was anxious to ascertain just what would be the effect of the tax exemption ordinance. When I first drafted the ordinance in September, right after the Legislature in special session had passed the enabling act, I was told by many that such an ordinance would not be successful. The same charge was repeated again and again during the long fight we had to get the ordinance passed by the Board of Aldermen. I am glad to say that the first results justify all we urged in its favor."

**Boom Already Under Way**  
Figures for the two weeks from February 26 to March 12 show that a home-building boom is already under way. Back in 1920 this particular two weeks' period produced plans for homes for 666 families. In 1921, however, the same two weeks have produced plans of homes for 1,076 families, an increase of 61 per cent. Out of the 1,076 families who will live in these new homes 708 of them will be housed in one and two family houses, as compared with 424 in 1920. The increase in the number of homes, the fact that nearly two-thirds of them are likely to be owned by the people who live in them is a particularly satisfactory result of the tax exemption ordinance.

In addition, it appears that almost every one of the thousands of homes will be in the neighborhood of \$5,000, which is the maximum exemption from taxes allowed by the ordinance. It must also be remembered that things in the building business take time to move. Plans of construction, financial arrangements, including the choice and purchase of a suitable site, cannot be made in a day or week. These splendid figures are the first sign of a great building boom in the erection of homes. If this boom continues as it has begun, I believe it will—like the people of Manhattan who must live and work in New York City will eventually find rent relief.

At this time I desire to make a public appeal to every citizen who can lend money for building operations. To give a generous and prompt response to the person who seeks his or her aid in building a home. No finer public service can be rendered than the financing of thousands of new little houses that we must have at once in New York if we are to stop the building in health, morals and all that goes to make up civic well-being, due to congestion in living quarters. Returns on the money so invested are substantial and safe and they bring, besides, a great benefit in the happiness, comfort and good citizenship that more homes insure to our city.

**Saving on Taxes Large**  
"Let it be remembered that no new home can enjoy the benefit of tax exemption for ten years unless its construction is actually begun before April 1 of next year, 1922. With a tax rate of nearly three cents on the dollar the saving in ten years will be from 30 to 40 per cent of the home. This insures the safety of the investment against a possible further fall in cost of building."

"I believe that only in the construction of more homes can the lack of homes, with its menacing train of evils, be remedied. I believe that this tax exemption ordinance will effect a remedy, lasting and complete. And I hope that all public spirited citizens will help in hastening the remedy and making it permanent. After all, even our great problems of obtaining adequate transit facilities and more schools must take second place when compared with the question of homes for our people."

"If I had accomplished nothing in my whole term of office beyond the drafting of this ordinance, which furnishes an incentive for the building of those homes, I would feel that those two years had been well spent."

# Undermyer Would Make Banks Aid in Housing

## Wants Investigation Made of Financial Institutions to Force Them to Extend Loans

Samuel Undermyer was reported yesterday by Nathan Hirsch to favor aid to builders of homes from financial institutions rather than state funds. Mr. Hirsch, whose housing relief plan, based on state aid, has been endorsed by Samuel Gompers and others, made public a long letter received from Mr. Undermyer relating to the housing question. Mr. Hirsch holds that private capital cannot be interested, and that the only hope is in state aid. Mr. Undermyer's letter reads in full: "Dear Mr. Hirsch: I see from Sunday's papers that you have just reached here, or is about to be organized to deal with this increasingly perplexing housing problem. This is very gratifying news, and I trust that there will be a high-class committee, in which both capital and labor, as well as the party of the third party, will be represented in which I include the great body of householders and rent-payers. I made a similar suggestion as to the appointment of such a committee to President of the Borough of Manhattan Curran by letter within the last few weeks."

"I believe that when the report of

the Lockwood committee is presented it will be found that much can be done by way of legislation, but legislation is not a 'cure-all.' The recent action of the Legislature in refusing to extend the powers of the Lockwood committee so as to give it a free hand in exposing the reasons why our financial institutions do not invest more money on bond and mortgage will do a certain extent cripple the usefulness of the investigation, although I am hoping, notwithstanding the handicap, to be able to present a fairly convincing case by the proof we shall offer when the committee resumes its session.

The breaking up of combinations between corrupt loan leaders and dishonest grafting employers and the dissolution of the many illegal combinations that have infested the building trade will go far toward making building possible. But that is not enough. We might have a loan market. In order to secure such a market the billions of money of the people that are held by a lot of self-constituted guardians and trustees, who sometimes forget that they are trustees and act as though they were dealing with their own money, must be made available for the purposes of the construction of houses. I shall be able to present beyond contradiction that over a long period of years this class of security has proved the best, the most stable, the most liquid, and that it has yielded the highest income return of any of the investments of these institutions.

You may say to the public-spirited gentlemen who are assembling for the purpose of endeavoring to solve this most difficult of problems that I am at their disposal, and that nothing more urgent has ever confronted the people of our city. Upon its solution depend not only the health and morals of the community, but the very life and prosperity of our city, and the same applies to almost every city in the United States, though in a lesser degree than in New York."

# Recognition of Soviet Urged by Senator France

## British Trade Treaty Makes Action by America Necessary, Says Maryland Legislator

Immediate recognition of the Russian Soviet government by the United States was urged yesterday by Senator France, of Maryland, who came to New York to complete arrangements for his debate with United States Senator King, of Utah, next Sunday at Carnegie Hall.

Senator France said this recognition has become imperative as a result of the British commercial treaty. He added that the bill of all of Russia was further encouraged by the announcement by Nikolai Lenin that the whole Bolshevik program was to be scrapped.

A treaty with Russia similar to the English treaty, Senator France said, seemed to be the only immediate remedy to guide us safely through the crisis he declares is at hand.

# Firemen Climb Nine Floors for \$5,000 Blaze in Health Dept.

Fire of unknown origin did \$5,000 damage and destroyed a portion of the testing laboratory of the Health Department on the ninth floor of the Board of Health building at Park and Pearl streets, early yesterday. The fire started among the stores of the laboratory.

Firemen, under Deputy Chief John Binn, were forced to climb the nine flights of steps before they could make a connection on the standpipes. After a half hour fight the flames were under control. The blaze was confined to the laboratory, though considerable water damage was caused to the lower floors.

# Woman Is Shot in Bandit Raid on Husband's Saloon

Mrs. Benjamin Maskelute was shot in the abdomen Saturday night by one of half a dozen hold-up men who invaded her husband's saloon, at 402 North Third Street, East Newark, apparently in search of gamblers playing for high stakes.

The intruders were disappointed to find the place deserted, to except the proprietor, his wife and a few friends, and began to blaze away at the lights and other fixtures, one of their bullets striking Mrs. Maskelute. She was taken to St. Michael's Hospital, Newark.

# Sick Man Kills Himself

Louis H. Soman, seventy years old, of 880 St. Nicholas Avenue, whose long suffering, chronic illness rendered him despondent, shot and killed himself yesterday during the absence of his family. Soman was unconscious when he was removed to Knickerbocker Hospital, where he died within an hour.

Three times Sammy Jay and his big cousin, Blacky the Crow, tried to scare Mrs. Bear by screaming a false alarm in the Green Forest and each time they failed. They were beginning to suspect that Mrs. Bear was smarter than they had thought she was, and that somehow she understood what they were trying to do. In this they were not far from right.

Trying to scare some one who won't be scared is tiresome and stupid business, and after the third attempt Sam-

# Bills for Bogus Hyman Inquiry May Be Blocked

## Livingston To-night or Tomorrow Will Seek to Jam Through Measure Naming Mayor on the Board

# Graft Charge Won't Down

## Governor, Too, Seems Convinced That Rigid Investigation Is Needed Here

From a Staff Correspondent  
ALBANY, March 20.—To-morrow night or Tuesday the foes of a real legislative investigation into the Hearst-Hyman-Tammany régime, as provided for in the Robinson-Steinberg resolution, will attempt to put through one of the two camouflage investigations started by Jacob A. Livingston, the Kings County leader.

Mr. Livingston, who is openly on record against a legislative investigation of the Hyman administration, his expressed reason being that it would not be good politics, is, however, for the "constructive" probe provided for in the bills introduced by Senator Alvah W. Burlingame Jr., and Assemblyman Frederick A. Wells, both of Brooklyn. These bills were identical in the beginning, in that they called for the creation of a hybrid committee of six legislators and fifteen civilians, to be appointed by the legislative leaders and the Governor. The Burlingame bill has since been amended at the request of the Hyman administration to include Mayor Hyman and Comptroller Craig.

**Not a Graft Inquiry**  
Both bills call—not for an investigation of graft—but for an investigation of the department under Mayor Hyman, with a view to remedying structural defects. The committee is described in the bills as "the commission on reorganization and retrenchment of the City of New York."

The Burlingame bill has passed the Senate. The Wells bill is on the Assembly calendar in the order of final passage. It will be acted upon either to-morrow night or Tuesday. The plan is to pass both bills and give Mayor Hyman his choice, as being city bills they must be sent to him for approval or veto.

A few leaders in the party have been won over to Mr. Livingston's idea of an "investigation." Some of them declare that the department under Mayor Hyman, as the Hyman administration, should be respected. Other Republican leaders in New York City are also opposed to a thorough investigation of the Hyman administration.

Governor Miller, however, does not share these views, as indicated in his attack on the Hyman administration in a speech to the proponents of the New York and New Jersey port development bill, and in an interview the following day, when he made it plain that he believed that a legislative investigation of the Hyman administration was necessary.

Evidence tending to show malfeasance in office again, one of the high elected officials in New York City is before the legislative leaders. One of the leaders here in a recent conversation said:

"It seems to me that if only part of what is charged against this particular official is true, the Governor could remove him at once."

This evidence had not been submitted to Governor Miller before he went away on his vacation last week. Believe Livingston Will Fail

It is not believed that the efforts of Mr. Livingston and others who are opposing an investigation will be successful. In some quarters here the opinion is held that Mr. Livingston, when he realized how widespread are the intolerable conditions, will demand that a legislative investigation such as is contemplated by the Robinson-Steinberg resolution be inaugurated.

Friends of Senator Burlingame and

Assemblyman Wells are apologizing for their espousal of the Livingston bills, saying that they are not of their own creation, but were introduced at the request of the Brooklyn organization, which Mr. Livingston controls. These friends of the sponsors of the Livingston measures even contend that the graft in the New York City government is greater than ever in its history, even than that of twenty-five years ago, when the Legislature created the Lexow committee.

Ex-Governor Whitman, who has obtained eighteen indictments against members of the Police Department and others connected with the Hyman administration since The Tribune forced a grand jury investigation of conditions, has gone on record for a legislative investigation. The ex-Governor characterized conditions as even more rotten than under the Tammany rule of eight years ago, when he, as District Attorney, was predecessor, indicted and convicted Police Lieutenant Becker of murder in the first degree and five police inspectors and numerous other police officials of grafting.

Sovereign affidavits revealing the means of the graft to-day, with the names of the grafters, have been placed before the legislative leaders by those who are fighting for a real investigation. The evidence affects most of the departments under Mayor Hyman and some of the county offices.

**Contractors Grow Rich**  
This evidence shows that contractors favored by Tammany have grown rich in the last three and a half years. So, too, have certain Tammany district leaders and their near relatives.

One of the graft who touched on one phase of the graft when he referred to the pier letting privileges as being one of the reasons, in his belief, why some officials are objecting to this source of revenue being taken over by the hands of the city administration.

It is an open secret that one prominent Tammany leader became a millionaire through the letting of pier privileges. And when Assemblyman Joseph Steinberg elaborated on the Governor's charges on the floor of the Assembly and became specific the Tammany delegation tried to drown out his words with jeers and cat-calls. It wasn't until Speaker Machol by repeated raps of the gavel silenced the Tammany delegation that the stenographer was able to record the charges of Mr. Steinberg.

The legislative leaders have agreed to adjourn April 21. The Assembly already has adopted a resolution calling for adjournment on April 15. Within the next two weeks this resolution, which is now in the Senate Finance Committee, will be reported out amended to provide for adjournment sine die on day agreed upon.

There is nothing to prevent adjournment a month hence, as the legislative machinery is working smoother than in years. The Knight-Adler public utility bill will be passed by the Assembly on Tuesday. It will then go to the Governor for his signature, since it passed the Senate Wednesday. The fact that this bill can be passed is proof of the strength of the majority on the majority, and every other measure they wish to pass through will be passed with equal dispatch.

**Primary Repeal Next**  
The repeal of the direct primaries so as to provide for a return to the convention system of naming candidates for the judiciary and state offices is the next of the bills on the program for consideration by both houses. This measure, introduced by Senator Charles W. Walton, of Kingston, is identical with the bill Senator Walton has introduced successfully for the last three years.

Governor Miller intends to send in a message urging the passage of a repeal of the direct primaries as provided for in the Walton bill. Some of the reaction-ary elements in the party want a complete repeal of the system and a return to the old-fashioned method of picking candidates for all offices at party conventions. It is not likely, however, that the majority will go this far.

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**War Veteran Ends His Life; Aged Man Also a Suicide**  
Joseph Marino, twenty-two years old, who served with Company B, 1st Engineers of the 1st Division, and was gassed in the trenches, committed suicide by gas in his home, at 294 Baltic Street, Brooklyn, yesterday. He was found in his bedroom, in which two gas jets were open, by his brother, Dr. Anthony Marino, who had just returned from the front.

Henry Schweitzer, sixty-eight years old, was found dead in the attic of his home, at Washington Avenue and Edwards Street, Bergenfield, N. J., yesterday. A gas jet was in his mouth. He is survived by a wife and two sons.

# Weather Report

Local Forecast.—Showers to-day; to-morrow fair and much cooler; strong south-west winds.  
Local Official Record.—The following official record shows temperatures during the last twenty-four hours in comparison with the corresponding data of last year:  
24 h. m. 1921 1920  
3 a. m. 61 54  
6 a. m. 61 52  
9 a. m. 68 58  
12 noon 68 57  
3 p. m. 72 60  
6 p. m. 72 60  
9 p. m. 68 57  
12 noon 68 57  
Highest, 74 degrees (at 2:30 p. m.); lowest, 47 degrees (at 3 a. m.); average, 69 degrees; average same date last year, 56 degrees; average same date for thirty-three years, 59 degrees.  
Humidity  
3 a. m. 87 71 p. m. 64 5 p. m. 64  
Barometer Readings  
3 a. m. 30.21 1 p. m. 30.15 5 p. m. 30.14

**General Weather Conditions**  
WASHINGTON, March 20.—Pressure was abnormally high to-day over the Atlantic coast and in the southeastern states, and high and rising over the northern plains states and the northern Rocky Mountain region. A narrow belt extending from the Great Lakes southward to the Rio Grande Valley and in this belt of low pressure there were two storm centers, one over Texas and the other over western Texas.

There was a further rise in temperature in the middle Atlantic and in the lower states and the lower lake region, and the weather was abnormally warm generally east of the Mississippi valley. A change to much colder weather was taken place in the extreme upper Mississippi valley and in the plains states and the northern Rocky Mountain region. A cold wave was falling to-night in Minnesota, northwestern Wisconsin and eastern North Dakota, and there were local rains in the northern Atlantic and Kansas. Fair weather prevailed in other regions.

In the New England and middle Atlantic states the weather will be unsettled and warm with local rains Monday and Tuesday. Much cooler weather will be felt in the south Atlantic and east Gulf states it will be fair Monday and probably Tuesday without decided change in temperature. In Tennessee, the Ohio Valley and the lower lake region there will be showers and thunderstorms Monday and Tuesday. In the upper lake region the weather was falling to-day and much cooler Monday, with snow near Lake Superior and fair and much colder on Tuesday.

Storm warnings are displayed on the Atlantic coast north of Delaware Breakwater.  
District Forecasts.—Eastern New York and southern New England.—Showers to-day; to-morrow fair and much cooler. Eastern New York.—Partly cloudy to-morrow and rainy to-day; to-morrow fair and cooler. Delaware.—Partly cloudy to-day, followed by local thunderstorms this afternoon or to-night; to-morrow fair and cooler.  
Western Pennsylvania and Western New York.—Showers to-day; to-morrow fair and cooler.

Broadway at Ninth Street, New York.  
Business Hours—9 to 5.  
Telephone Stayevant 4700

# That Great Democrat, Champ Clark, who

so well stood for the honest, old-fashioned Americanism, is said to have spoken these last words: "The question is on the adoption of the conference report."

True to the responsibility to which he had been called, he endeavored to fulfill to the last the obligation resting upon his heart.

Happy is the man who chooses his life work carefully and stands by it faithfully to the end. There are many men living who tower far above their parties, professions and business.

(Signed)  
John W. Wamaker  
March 21, 1921.

# Glimpses of Henrik Ibsen

ELLEN MARIE JENSEN will give an illustrated lecture on "Glimpses of Henrik Ibsen in his own country," in the Wamaker Auditorium, today at 2:30.

The lecture will be accompanied by music of Scandinavia, including a reproduction by the work of the AM-PICO of Grieg's playing of his Peer Gynt Suite, Nos. 1 and 3.

First Gallery, New Bldg.

# How Little Old American Furniture Costs!

AU QUATRIEME

Those who are buying furniture for one room or for a series of rooms and who would like to have fine old things will be astonished at how little old American furniture does cost. For it is quite possible, really, to obtain fine old pieces with character and dignity for very little money. These are not necessarily Museum pieces, but they have an exquisite quality of color and surface and that fine simplicity of line.

Work is the lot of most of us (it is the best thing for all of us). To do it well, to get the best out of it, we need rest—not the negative rest of merely doing nothing, but the positive rest of a mind rhythmically dancing to Music and storing up new energy for the morrow.

**Music is Inspiration**  
"It is a kind of inarticulate, unfathomable speech," said Carlyle, "which leads us to the edge of the infinite."

Newly arrived  
Au Quatrieme is a collection of maple beds, both low post and high post. They are made with acorn posts with ball posts and beautifully turned modifications of these two types. For the country house these are unusually suitable. Price \$75.

Two small low back Shaker chairs are very convenient for use at the dressing table or for the card table. Price \$16 each.

A curly-maple chest of drawers with O-G feet and a beautiful well curved top at \$100.

A mahogany chest of drawers with beautifully turned posts, price \$125.

Tiny mahogany bedside stand with edging of curly maple is made with two drawers and brass knobs. Price \$60.

A little maple bedside stand with old brass pull, is \$45.

A cherry bedside stand, lovely in color and with finely turned legs, \$45.

An oval tavern table of maple with cross-stretchers and particularly good in color, \$100.

Fourth floor, Old Building.

# Women's Correct Riding Habits

Whether your riding consists of a morning canter in the park or a strenuous morning on the hunting fields, you will need a new and correctly cut riding habit this season.

We lay particular stress on the fact that our habits are cut and made after the correct, immaculately-tailored, English models that undeniably set the standard for riding-habits wherever habits are worn.

Twined mixtures and herringbone in paddock, belted and straight-line models; light and dark mixtures and soft browns, \$45 and \$55.

Paddock and straight-line in covert cloth and oxford are at the same prices.

Breeches are English-cut and re-enforced with suede.

Second floor, Old Building.

# The John Wamaker Store

Formerly A. T. Stewart & Co.

It is not big type and big talk in the newspapers—but the quality, fashion and fair price of the goods in the store which make value and give lasting satisfaction.

# Important Sale of Housewares



\$29,800 of Aladdin Aluminum Cooking Utensils to go today for \$16,450.  
2,000 Tea Kettles—\$6.40 grade for \$3.40.  
2,000 Rice Boilers—\$3.70 grade for \$2.10.  
2,000 Covered Saucepans—\$2.15 grade for \$1.25.  
1,000 Double Lipped Saucepans—\$1.55 grade for 80c.  
1,000 Frying Pans—\$2.10 grade for \$1.15.  
500 Cooking Kettles—\$3.30 grade for \$2.  
First Quality, every piece  
Aladdin aluminum ware is extra heavy gauge and seamless—the heaviest and highest grade that is made. It is not to be confused with the light, flimsy, easily bent aluminum ware that usually appears in sales.

Never before, so we are informed, has this fine Aladdin aluminum ware been offered in any quantity at a lower-than-current price. The offer is now made for the sole purpose of introducing into more homes the high quality and utility of the Aladdin utensils. The special prices will prevail only while the above quantities last. Each piece is stamped "Aladdin," the mark of the genuine.

Seventh Gallery, New Bldg.

# If you want good Blankets

—for indoor use now or for camping later—see our 66x84 in. blankets, three-quarters camel's hair, one-quarter wool, at \$12 each.  
Or, our famous "Trapper" blanket, used extensively in the Northwest because of its exceptional protective qualities, \$11 each.  
This blanket is 72x90 in., weighs about 6 lbs., and is of a khaki color.  
The camel's hair blankets are in camel color, bound at either end with brown silk ribbon.

Fourth Gallery, New Bldg.

# Easter egg surprises

25c, 35c and 50c  
Attractive eggs of papier-mache, with colored pictures and an opening which discloses delightful surprise little dolls, chickens, maps, toys, train balloons, games or puzzles. Good for boys and girls, or for mirth-provoking novelties at the Easter party.

Toy World, Third Gallery, New Building.

# THE SHOPS FOR MEN

On the street floor, entrance from Broadway on Fourth Avenue at Ninth Street

This morning you are asked to take in hand early the matter of giving proper expression to your thoughts of clothing for Spring. You are going to do it some day soon—for today is the first day of Spring. Don't leave it until the last moment, when you will inevitably have to choose hastily.

We have done a lot of preliminary thinking for you. So that you will find the choice of Spring apparel very pleasing.

Prices are right—much lower than those of last Spring. Were we to reorder today, we could not get any of our standard clothing to sell for less.

The collection includes all correct clothing for morning, afternoon and evening, in town or country.

**Suits, \$40 to \$70**  
Last Spring's prices were \$50 to \$115.

**Topcoats, \$40 to \$65**  
Last Spring's prices were \$50 to \$95. Light weight, refreshing tones, fancy weaves.

**Cutaway Coat and Waistcoat, \$65 to \$75**  
Last Spring's prices were \$75 to \$95.

**Dinner Coat and Trousers, \$65 to \$75**  
Last Spring's prices were \$95 to \$110.

**Evening Coat and Trousers, \$65 to \$78.50**  
Last Spring's prices were \$100 to \$115.

The other Men's

New Building, Burlington Arcade floor.